

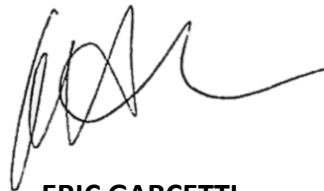
## TRANSMITTAL

To: **THE COUNCIL**

Date: **06/07/22**

From: **THE MAYOR**

**TRANSMITTED FOR YOUR CONSIDERATION. PLEASE SEE ATTACHED.**



(Andre Herndon) for

**ERIC GARCETTI**  
Mayor

Ann Sewill, General Manager  
Tricia Keane, Executive Officer

Daniel Huynh, Assistant General Manager  
Anna E. Ortega, Assistant General Manager  
Luz C. Santiago, Assistant General Manager

City of Los Angeles



Eric Garcetti, Mayor

May 17, 2022

LOS ANGELES HOUSING DEPARTMENT

1200 West 7th Street, 9th Floor  
Los Angeles, CA 90017  
Tel: 213.928.9071

housing.lacity.org

Council File: 15-0087-S6  
Council District(s): Citywide  
Contact Person(s):  
Alina Tishchenko (213) 808-8866

Honorable Eric Garcetti  
Mayor, City of Los Angeles  
Room 303, City Hall  
200 N. Spring Street  
Los Angeles, CA 90012

Attention: Heleen Ramirez, Legislative Coordinator

**COUNCIL TRANSMITTAL: REQUEST FOR AUTHORITY TO ACCEPT \$54.78 MILLION IN INFRASTRUCTURE AND TRANSPORTATION-RELATED GRANT AWARDS FROM THE STRATEGIC GROWTH COUNCIL'S 2021 ROUND 6 AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM AND OTHER ITEMS**

**SUMMARY**

The General Manager of the Los Angeles Housing Department (LAHD) requests that your office review and approve this transmittal and forward it to the City Council for further consideration. Through this transmittal, LAHD requests authority to accept \$54.78 million in transportation and infrastructure related grant awards from the Strategic Growth Council's 2021 Round 6 Affordable Housing and Sustainable Communities (AHSC) Program and serve as the AHSC administrative and pass-through agency to other City departments that include the Los Angeles Department of Transportation (LADOT), Bureau of Engineering (BOE), Bureau of Street Lighting (BSL), Bureau of Street Services (BSS) and the Department of City Planning (DCP). The grant funding will be used for capital improvements, soft costs, and administration costs related to the awarded transportation infrastructure projects. Also, through this transmittal, LAHD is seeking additional authorities for previous AHSC Rounds 3, 4 and 5.

On January 26, 2022, the State of California's Strategic Growth Council (SGC) awarded the City of Los Angeles a total of \$166.1 million as part of the sixth round of AHSC funding (CF No. 15-0087-S6). The AHSC Program aims to reduce greenhouse gas (GHG) emissions by funding compact affordable housing in conjunction with sustainable transportation improvements. As a successful joint applicant with several developers, the City of Los Angeles will be responsible for the administration, implementation, construction, and completion of the grant funded transportation related improvements.

## **RECOMMENDATIONS**

- I. That the Mayor review this transmittal and forward it to the City Council for further action;
- II. That the City Council, subject to the approval of the Mayor:
  - A. Authorize the General Manager of LAHD, or designee, to execute the standard agreement and accept the AHSC Program grant award of \$54,782,000;
  - B. Authorize the City Controller to:
    1. Recognize a receivable from the State to be recorded in the Affordable Housing and Sustainable Grant Fund 60V in the amount of \$54,782,000;
    2. Establish new accounts and appropriate funds within Fund 60V as follows:

<b>Account</b>	<b>Name</b>	<b>Amount</b>
TBD	87th and Western TOD	\$9,621,800
TBD	Grandview TOD	\$4,630,800
TBD	Jordan Downs Area 2B ICP	\$4,632,600
TBD	Locke Village TOD	\$9,530,000
TBD	Menlo Ave Apartments ICP	\$7,260,000
TBD	Umeya Apartments TOD	\$9,488,600
TBD	Vista Terrace ICP	\$9,618,200
<i>Total</i>		\$54,782,000

3. For AHSC Rounds 3, 4, 5 and 6 to transfer reimbursable funds from Fund 60V to the corresponding appropriation unit for each Round 6 projects:
  - a. Bureau of Engineering - Engineering Special Services Fund No. 682, Department No. 50, to be established by the Controller's Office;
  - b. Bureau of Street Lights Fund No. 347, Department No. 50 Account 530100;
  - c. Department of Transportation Fund 100, Account Salaries 1010;
  - d. Bureau of Street Services Transaction Fund 64C, Department 50, RSC 5188.
4. Authorize the General Manager of LAHD, or designee, to prepare Controller instructions and any necessary technical adjustments consistent with Mayor and City Council actions, subject to the approval of the City Administrative Officer (CAO), and instruct the Controller to implement the instructions.

## **BACKGROUND**

### ***AHSC Program***

The AHSC Program is a competitive state funding program with the primary objective to reduce GHG emissions by providing funding for affordable housing development, transportation related improvements, and programs that encourage residents to walk, bike, and use transit. Funded by the Greenhouse Gas Reduction Fund (GGRF) auction proceeds from California's Cap-and-Trade program, AHSC funding creates holistic communities with affordable housing and transportation options near jobs and other key destinations. Established in 2014, AHSC is administered by the Strategic Growth Council and implemented by the California Department of Housing and Community Development (HCD). The AHSC Program receives an annual statutory allocation (per SB 862) of 20 percent of the total GGRF auction proceeds through 2030. To date, the AHSC Program has awarded over \$1.6 billion in grant funds for projects across the state.

Successful projects are defined as those that substantially reduce GHG emissions by increasing access to affordable housing, employment centers, and key destinations through sustainable transportation options. As a result, projects include both an affordable housing component and a sustainable transportation scope of work. Projects are competitively scored based on established scoring criteria, including GHG emissions reductions efficiency, length of active transportation improvements, and green building status. In Round 6, the maximum funding request per project was \$30 million to fund both the affordable housing development and the transportation-related improvements. Funding comes in the form of a loan for the affordable housing project and a grant for the transportation infrastructure component on a reimbursement basis.

### ***Impact to the City of Los Angeles***

On January 26, 2022, the SGC awarded the City of Los Angeles a total of \$166.1 million for the sixth round of AHSC to support seven major projects amounting to over 900 new housing units. As a successful joint applicant with seven housing developers, the City will be responsible for the administration, implementation, construction, and completion of the grant-funded transportation-related improvements, and the developers will be responsible for the construction of affordable housing projects and other housing related infrastructure. The SGC's Award letters are available in Attachment A.

Given the AHSC program's commitment to increasing access to affordable housing and sustainable transportation infrastructure, the City has the opportunity to further leverage and maximize future AHSC funding to advance the City's priorities related to housing, mobility and sustainability. Combined with the prior five rounds of AHSC awards, the City has successfully secured approximately \$494.2 million to support a total of 35 housing developments amounting to over 3,800 new housing units, along with an array of GHG emission-reducing transit infrastructure projects. In Round 6 alone, an estimated \$54.8 million in grant funding will be implemented and invested in Los Angeles for sustainable transportation infrastructure related improvements, including 7.23 miles of pedestrian and cycling improvements. These improvements were developed in alignment with the Mayor's Green New Deal, Mobility Plan 2035, Safe Route to Schools, Measure M Local Return Program, as well as the Vision Zero initiative to enhance mobility, safety, and sustainability and through the concerted efforts of the City's AHSC Team.

The combined investment in housing and infrastructure will continue to contribute to a Los Angeles that is more livable and more environmentally sustainable. For Round 6, the total GHG reduction for all seven projects is projected to be 252,822 metric tons. This GHG total is equivalent to GHG emissions from 54,984 passenger vehicles driven for one year or from 30,446 homes' energy use for one year.

***AHSC Round 6 Application Process and Awards***

As in prior AHSC funding cycles, the City of Los Angeles held its Developers' Kick-Off Meeting on July 15, 2020. Due to the Covid-19 pandemic, the meeting was held virtually via Zoom and attended by 123 developers and stakeholders. The City's AHSC team consists of LAHD, LADOT, BOE, BSL, BSS and DCP. The grant funding will be used for capital improvements, soft costs, and administration costs related to the awarded transportation infrastructure projects. The City's AHSC team and other representatives provided presentations on key issues including an overview of Round 6 threshold requirements, application process and timeline, impact and outcomes, and project selection criteria. Developers were encouraged to submit a City of Los Angeles Call for Projects form online, so the City could gather preliminary information about each potential project. Through this process, the City received 24 application submissions. The City's AHSC team then proceeded to evaluate all potential projects based on the AHSC Round 6 threshold and the City's adopted criteria. Based on the review and approval by the AHSC City team, projects were invited to attend one-on-one Developers' Clinics that were held at City Hall and included participating AHSC City departments, staff from various City Council District offices, affordable housing developers, and technical consultants. During the Clinics, the City presented project elements, application components, and potential transportation and infrastructure improvements.

At the conclusion of the process outlined above, the City co-applied for \$184 million in AHSC funding for eight projects, of which \$119 million was requested for affordable housing development, \$61.7 million for transportation-related improvements, and \$3.2 million for program activities (CF No. 15-0087-S6). On January 26, 2022, the City was awarded seven out of its eight project applications totaling \$166.1 million in AHSC funding (see Table 1).

***Table 1. City of Los Angeles AHSC Round 6 awarded projects and funding awards.***

Project	Developer	Funding Awarded				Total AHSC Award
		Affordable Housing Development and Housing Related Infrastructure	Sustainable Transportation Infrastructure and Transportation Related Amenities (including Soft Costs, Activity Delivery)	Transit Vehicle Purchase	Program Cost	
87th and Western TOD	Innovative Housing Opportunities	\$20,000,000	\$4,571,800	\$5,050,000	\$378,200	\$30,000,000
Grandview TOD	Abode Communities	\$9,000,000	\$3,093,300	\$1,537,500	\$369,200	\$14,000,000

Jordan Downs Area 2B ICP	BRIDGE Housing	\$9,000,000	\$3,032,600	\$1,600,000	\$367,400	\$14,000,000
Locke Village TOD	Flexible PSH Solutions	\$20,000,000	\$7,992,500	\$1,537,500	\$470,000	\$30,000,000
Menlo Ave Apartments ICP	Omni America LLC	\$15,735,000	\$5,722,500	\$1,537,500	\$428,600	\$23,423,600
Umeya Apartments TOD	LTSC Community Corporation	\$20,000,000	\$7,951,100	\$1,537,500	\$511,400	\$30,000,000
Vista Terrace ICP	Thomas Safran & Associates	\$14,700,000	\$4,568,200	\$5,050,000	\$381,800	\$24,700,000
<b>Total</b>		<b>\$108,435,000</b>	<b>\$36,932,000</b>	<b>\$17,850,000</b>	<b>\$2,906,600</b>	<b>\$166,123,600</b>

## **ACCEPTANCE OF AHSC GRANT FUNDING**

### ***Allocation of Funding to the City of Los Angeles***

As outlined in the Joint Application Agreement with each developer, the City of Los Angeles is the recipient of the grant funding related to Sustainable Transportation Improvements (STI) and Transportation Related Amenities (TRA) (see Attachment B). The City will therefore be responsible for completing the proposed scope of work while the developer concurrently completes the affordable housing project. Both components must be completed within five years of the award letter.

### ***Capital, Soft and Administration Costs***

As outlined in Table 2 below, of the \$54,782,000 total grant award for STI and TRA, \$26,621,894 is reserved for capital costs. Capital costs include those that are directly related to the construction of the transportation project performed by the Contractor or City staff including labor, equipment and material, while \$6,680,118 is reserved for soft costs. Soft costs include those that are incidentally, but not directly related to project plans, specifications, and estimates including, but not limited to, planning, engineering, construction management, design work, and environmental impact reports. Lastly, \$3,158,988 is reserved for administrative costs. Administrative costs are incurred by the public agencies which implement the transportation projects, including grant administration, inspections, and reporting (For complete information on Round 6 budgets for transportation improvements per project, please see Attachment C). The final application budgets are reflected in Exhibit C.

***Table 2. Total capital, soft, staff and reporting costs for the City of Los Angeles AHSC Round 6.***

<b>Project</b>	<b>Developer</b>	<b>Capital Costs</b>	<b>Soft Costs</b>	<b>Admin Costs</b>	<b>Transit Purchase</b>	<b>Total STI &amp; TRA</b>
87th and Western TOD	Innovative Housing Opportunities	\$3,388,714	\$812,905	\$370,181	\$5,050,000	\$9,621,800
Grandview TOD	Abode Communities	\$2,276,973	\$544,984	\$271,343	\$1,537,500	\$4,630,800
Jordan Downs Area 2B ICP	BRIDGE Housing	\$2,228,167	\$569,486	\$234,947	\$1,600,000	\$4,632,600

Locke Village TOD	Flexible PSH Solutions	\$5,842,720	\$1,371,664	\$778,116	\$1,537,500	\$9,530,000
Menlo Ave Apartments ICP	Omni America LLC	\$4,175,352	\$1,104,058	\$443,090	\$1,537,500	\$7,260,000
Umeya Apartments TOD	LTSC Community Corporation	\$5,339,576	\$1,440,011	\$700,603	\$1,537,500	\$9,488,600
Vista Terrace ICP	Thomas Safran & Associates	\$3,370,482	\$837,010	\$360,708	\$5,050,000	\$9,618,200
<b>Total</b>		<b>\$26,621,984</b>	<b>\$6,680,118</b>	<b>\$3,158,988</b>	<b>\$17,850,000</b>	<b>\$54,782,000</b>

***Upcoming Round 7 Funding***

Currently, LAHD is evaluating the application participation process for AHSC Round 7.

**FISCAL IMPACT**

There is no impact to the General Fund. The approval of the report recommendations will authorize the City to accept \$54,782,000 in AHSC grant awards to implement seven transportation related projects, fund administrative staffing costs and add additional authorities for previous AHSC rounds.

Approved By:



ANN SEWILL  
 General Manager  
 Los Angeles Housing Department

**ATTACHMENTS:**

- Attachment A - R6 Award Letters
- Attachment B - AHSC R6 Scopes of Work
- Attachment C - AHSC Round 6 Detailed Budgets

**DEPARTMENT OF HOUSING and COMMUNITY DEVELOPMENT  
DIVISION OF STATE FINANCIAL ASSISTANCE**

2020 W. El Camino Avenue, Suite 670, 95833  
 P. O. Box 952054  
 Sacramento, CA 94252-2054  
 (916) 263-2771  
[www.hcd.ca.gov](http://www.hcd.ca.gov)



February 4, 2022

Rochelle Mills, President and Chief  
 Executive Officer  
 Innovative Housing Opportunities, Inc.  
 501 N. Golden Circle Drive, Suite 100  
 Santa Ana, CA 92705

Ann Sewill, General Manager, Housing &  
 Community Investment Department  
 City of Los Angeles  
 1200 West 7th Street, 8th Floor  
 Los Angeles, CA 90017

**RE: Award Announcement – AHSC Program, Round 6, FY 2019-20 & FY 2020-21  
 PIN 47681 – 87th & Western Apartments**

Dear Rochelle Mills and Ann Sewill:

The California Department of Housing and Community Development (Department) and the Strategic Growth Council are pleased to announce that 87th & Western Apartments has been awarded an Affordable Housing and Sustainable Communities (AHSC) program award in the amount of \$30,000,000. This letter constitutes notice of the award as approved by the Strategic Growth Council on January 26, 2022 of the following AHSC program funds:

<b>AHSC Program <i>Loan</i> Funds</b>	
Amount Awarded	\$20,000,000
Contract Number	21-AHSC-17003

<b>AHSC Program <i>Grant</i> Funds</b>	
Amount Awarded	\$10,000,000
Contract Number	21-AHSC-17089

The Department intends to issue a Standard Agreement within 90 days of receipt of the documentation required to execute this contract. An AHSC program representative will be in communication with you within a week to discuss and confirm any documents needed.

Congratulations on a successful application. For further information, please contact Craig Shields, Branch Chief, Program Design and Implementation – Climate Change, at (916) 823-6054 or [Craig.Shields@hcd.ca.gov](mailto:Craig.Shields@hcd.ca.gov).

Sincerely,

Jennifer Seeger  
 Deputy Director  
 Division of State Financial Assistance

**DEPARTMENT OF HOUSING and COMMUNITY DEVELOPMENT  
DIVISION OF STATE FINANCIAL ASSISTANCE**

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February 4, 2022

Lara Regus, Senior Vice President,  
 Development  
 Abode Communities  
 1149 South Hill Street, Suite 700  
 Los Angeles, CA 90015

Ann Sewill, General Manager, Housing &  
 Community Investment Department  
 City of Los Angeles  
 1200 7th Street, 9th floor  
 Los Angeles, CA 90017

**RE: Award Announcement – AHSC Program, Round 6, FY 2019-20 & FY 2020-21  
 PIN 47835 – Grandview Apartments TOD**

Dear Lara Regus and Ann Sewill:

The California Department of Housing and Community Development (Department) and the Strategic Growth Council are pleased to announce that Grandview Apartments TOD has been awarded an Affordable Housing and Sustainable Communities (AHSC) program award in the amount of \$14,004,838. This letter constitutes notice of the award as approved by the Strategic Growth Council on January 26, 2022 of the following AHSC program funds:

<b>AHSC Program <i>Loan</i> Funds</b>	
Amount Awarded	\$9,054,838
Contract Number	21-AHSC-16977

<b>AHSC Program <i>Grant</i> Funds</b>	
Amount Awarded	\$4,950,000
Contract Number	21-AHSC-16978

The Department intends to issue a Standard Agreement within 90 days of receipt of the documentation required to execute this contract. An AHSC program representative will be in communication with you within a week to discuss and confirm any documents needed.

Congratulations on a successful application. For further information, please contact Craig Shields, Branch Chief, Program Design and Implementation – Climate Change, at (916) 823-6054 or [Craig.Shields@hcd.ca.gov](mailto:Craig.Shields@hcd.ca.gov).

Sincerely,

Jennifer Seeger  
 Deputy Director  
 Division of State Financial Assistance

**DEPARTMENT OF HOUSING and COMMUNITY DEVELOPMENT  
DIVISION OF STATE FINANCIAL ASSISTANCE**

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February 4, 2022

Kimberly McKay, Executive Vice President  
 BRIDGE Housing Corporation  
 600 California Street, Suite 900  
 San Francisco, CA 94108

Ann Sewill, General Manager, Housing &  
 Community Investment Department  
 City of Los Angeles  
 1200 West 7th Street  
 Los Angeles, CA 90017

**RE: Award Announcement – AHSC Program, Round 6, FY 2019-20 & FY 2020-21  
 PIN 47687 – Jordan Downs Area H2B**

Dear Kimberly McKay and Ann Sewill:

The California Department of Housing and Community Development (Department) and the Strategic Growth Council are pleased to announce that Jordan Downs Area H2B has been awarded an Affordable Housing and Sustainable Communities (AHSC) program award in the amount of \$13,959,887. This letter constitutes notice of the award as approved by the Strategic Growth Council on January 26, 2022 of the following AHSC program funds:

<b>AHSC Program <i>Loan</i> Funds</b>	
Amount Awarded	\$9,000,000
Contract Number	21-AHSC-17020

<b>AHSC Program <i>Grant</i> Funds</b>	
Amount Awarded	\$4,959,887
Contract Number	21-AHSC-17021

The Department intends to issue a Standard Agreement within 90 days of receipt of the documentation required to execute this contract. An AHSC program representative will be in communication with you within a week to discuss and confirm any documents needed.

Congratulations on a successful application. For further information, please contact Craig Shields, Branch Chief, Program Design and Implementation – Climate Change, at (916) 823-6054 or [Craig.Shields@hcd.ca.gov](mailto:Craig.Shields@hcd.ca.gov).

Sincerely,

Jennifer Seeger  
 Deputy Director  
 Division of State Financial Assistance

**DEPARTMENT OF HOUSING and COMMUNITY DEVELOPMENT  
DIVISION OF STATE FINANCIAL ASSISTANCE**

2020 W. El Camino Avenue, Suite 670, 95833

P. O. Box 952054

Sacramento, CA 94252-2054

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[www.hcd.ca.gov](http://www.hcd.ca.gov)

February 4, 2022

John Molloy, Chief Executive Officer  
Flexible PSH Solutions, Inc.  
2102 Century Park Lane, Suite 413  
Los Angeles, CA 90067

**RE: Award Announcement – AHSC Program, Round 6, FY 2019-20 & FY 2020-21  
PIN 47711 – Locke Lofts**

Dear John Molloy:

The California Department of Housing and Community Development (Department) and the Strategic Growth Council are pleased to announce that Locke Lofts has been awarded an Affordable Housing and Sustainable Communities (AHSC) program award in the amount of \$30,000,000. This letter constitutes notice of the award as approved by the Strategic Growth Council on January 26, 2022 of the following AHSC program funds:

<b>AHSC Program <i>Loan</i> Funds</b>	
Amount Awarded	\$20,000,000
Contract Number	21-AHSC-16991

<b>AHSC Program <i>Grant</i> Funds</b>	
Amount Awarded	\$10,000,000
Contract Number	21-AHSC-16992

The Department intends to issue a Standard Agreement within 90 days of receipt of the documentation required to execute this contract. An AHSC program representative will be in communication with you within a week to discuss and confirm any documents needed.

Congratulations on a successful application. For further information, please contact Craig Shields, Branch Chief, Program Design and Implementation – Climate Change, at (916) 823-6054 or [Craig.Shields@hcd.ca.gov](mailto:Craig.Shields@hcd.ca.gov).

Sincerely,

Jennifer Seeger  
Deputy Director  
Division of State Financial Assistance

**DEPARTMENT OF HOUSING and COMMUNITY DEVELOPMENT  
DIVISION OF STATE FINANCIAL ASSISTANCE**

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February 4, 2022

Eugene Schneur, Managing Director  
 OMNI Community Management, LLC  
 9807 Fair Oaks Boulevard  
 Fair Oaks, CA 95628

Ann Sewill, General Manager, Housing &  
 Community Investment Department  
 City of Los Angeles  
 1200 West 7th Street, 8th Floor  
 Los Angeles, CA 90017

**RE: Award Announcement – AHSC Program, Round 6, FY 2019-20 & FY 2020-21  
 PIN 47702 – Menlo Ave Apartments**

Dear Eugene Schneur and Ann Sewill:

The California Department of Housing and Community Development (Department) and the Strategic Growth Council are pleased to announce that Menlo Ave Apartments has been awarded an Affordable Housing and Sustainable Communities (AHSC) program award in the amount of \$23,423,600. This letter constitutes notice of the award as approved by the Strategic Growth Council on January 26, 2022 of the following AHSC program funds:

<b>AHSC Program <i>Loan</i> Funds</b>	
Amount Awarded	\$15,735,000
Contract Number	21-AHSC-17090

<b>AHSC Program <i>Grant</i> Funds</b>	
Amount Awarded	\$7,688,600
Contract Number	21-AHSC-16958

The Department intends to issue a Standard Agreement within 90 days of receipt of the documentation required to execute this contract. An AHSC program representative will be in communication with you within a week to discuss and confirm any documents needed.

Congratulations on a successful application. For further information, please contact Craig Shields, Branch Chief, Program Design and Implementation – Climate Change, at (916) 823-6054 or [Craig.Shields@hcd.ca.gov](mailto:Craig.Shields@hcd.ca.gov).

Sincerely,

Jennifer Seeger  
 Deputy Director  
 Division of State Financial Assistance

**DEPARTMENT OF HOUSING and COMMUNITY DEVELOPMENT  
DIVISION OF STATE FINANCIAL ASSISTANCE**

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February 4, 2022

Erich Nakano, Executive Director  
 LTSC Community Development  
 Corporation  
 231 East Third Street, Suite G106  
 Los Angeles, CA 90013

Ann Sewill, General Manager, Housing  
 and Community Investment Department  
 City of Los Angeles  
 1200 7th Street, 9th floor  
 Los Angeles, CA 90017

**RE: Award Announcement – AHSC Program, Round 6, FY 2019-20 & FY 2020-21  
 PIN 47697 – Umeya Apartments**

Dear Erich Nakano and Ann Sewill:

The California Department of Housing and Community Development (Department) and the Strategic Growth Council are pleased to announce that Umeya Apartments has been awarded an Affordable Housing and Sustainable Communities (AHSC) program award in the amount of \$30,000,000. This letter constitutes notice of the award as approved by the Strategic Growth Council on January 26, 2022 of the following AHSC program funds:

<b>AHSC Program <i>Loan</i> Funds</b>	
Amount Awarded	\$20,000,000
Contract Number	21-AHSC-17001

<b>AHSC Program <i>Grant</i> Funds</b>	
Amount Awarded	\$10,000,000
Contract Number	21-AHSC-17002

The Department intends to issue a Standard Agreement within 90 days of receipt of the documentation required to execute this contract. An AHSC program representative will be in communication with you within a week to discuss and confirm any documents needed.

Congratulations on a successful application. For further information, please contact Craig Shields, Branch Chief, Program Design and Implementation – Climate Change, at (916) 823-6054 or [Craig.Shields@hcd.ca.gov](mailto:Craig.Shields@hcd.ca.gov).

Sincerely,

Jennifer Seeger  
 Deputy Director  
 Division of State Financial Assistance

**DEPARTMENT OF HOUSING and COMMUNITY DEVELOPMENT**  
**DIVISION OF STATE FINANCIAL ASSISTANCE**

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February 4, 2022

Jordan Pynes, President  
 Thomas Safran & Associates  
 Development, Inc.  
 11811 San Vicente Boulevard  
 Los Angeles, CA 90049

Ann Sewill, General Manager, Housing  
 and Community Investment Department  
 City of Los Angeles  
 1200 West 7th Street, 9th Floor  
 Los Angeles, CA 90017

**RE: Award Announcement – AHSC Program, Round 6, FY 2019-20 & FY 2020-21  
 PIN 47680 – Vista Terrace**

Dear Jordan Pynes and Ann Sewill:

The California Department of Housing and Community Development (Department) and the Strategic Growth Council are pleased to announce that Vista Terrace has been awarded an Affordable Housing and Sustainable Communities (AHSC) program award in the amount of \$22,000,000. This letter constitutes notice of the award as approved by the Strategic Growth Council on January 26, 2022 of the following AHSC program funds:

<b>AHSC Program <i>Loan</i> Funds</b>	
Amount Awarded	\$12,000,000
Contract Number	21-AHSC-16979

<b>AHSC Program <i>Grant</i> Funds</b>	
Amount Awarded	\$10,000,000
Contract Number	21-AHSC-16980

The Department intends to issue a Standard Agreement within 90 days of receipt of the documentation required to execute this contract. An AHSC program representative will be in communication with you within a week to discuss and confirm any documents needed.

Congratulations on a successful application. For further information, please contact Craig Shields, Branch Chief, Program Design and Implementation – Climate Change, at (916) 823-6054 or [Craig.Shields@hcd.ca.gov](mailto:Craig.Shields@hcd.ca.gov).

Sincerely,

Jennifer Seeger  
 Deputy Director  
 Division of State Financial Assistance

## **Exhibit B- Projects Scope of Work**

### **DEVELOPER SCOPE OF WORK:**

#### **Affordable Housing Development (AHD):**

87th and Western - 8701 S Western Avenue

A 153-unit affordable housing development that includes the following mix:

- 16 0-bedroom, 16 affordable
- 23 1-bedroom, 23 affordable
- 30 2-bedroom, 28 affordable
- 36 3-bedroom, 19 affordable
- 46 4-bedroom, 46 affordable
- 2 3-bedroom management units
- Total AHD Units: 153

Total AHD budget: **\$20,000,000**

**Housing Related Infrastructure: (HRI): n/a**

#### **Programs (PGM):**

Transit Passes for residents: \$282,600

PGM Budget: \$100,000

Total PGM budget: **\$ 378,200.00**

## **CITY SCOPE OF WORK:**

### **Sustainable Transportation Infrastructure (STI):**

The Sustainable Transportation Infrastructure component is comprised of the following:

#### *Pedestrian improvements:*

- Sidewalk repair and replacement
- Construction or repair of ADA curb ramps
- New or and upgraded crosswalks
- Rapid Rectangular Flashing Beacon (RRFB)

#### *Bicycle improvements:*

- Traffic Circle
- Class III bike facility

Total STI budget: **\$8,121,800**

### **Transportation Related Infrastructure (TRA):**

The Transportation Related Infrastructure component is comprised of the following:

- Addition of street trees
- New and upgraded street lights
- Bus shelter

Total TRA budget: **\$1,500,000**

**Total AHSC Request (Loans and Grants): \$30,000,000**

## **Exhibit A - Project Scope of Work**

### **DEVELOPER SCOPE OF WORK:**

#### **Affordable Housing Development (AHD):**

Grandview – 714-760 S. Grand View Street

A 100-unit affordable housing development that includes the following mix:

- 53 1-bedroom, 53 affordable
- 28 2-bedroom, 28 affordable
- 19 3-bedroom, 19 affordable
- 1 2-bedroom management unit
- Total AHD Units: 100

Total AHD budget: **\$9,054,838**

**Housing Related Infrastructure: (HRI): n/a**

#### **Programs (PGM):**

Transit Passes for residents: \$304,200

PGM Budget: \$150,000

Total PGM budget: **\$ 319,200.00**

## **CITY SCOPE OF WORK:**

### **Sustainable Transportation Infrastructure (STI):**

The Sustainable Transportation Infrastructure component is comprised of the following:

#### *Pedestrian improvements:*

- Sidewalk repair and replacement
- Construction or repair of ADA curb ramps
- Construction of curb extensions and a ped refuge island
- New or and upgraded crosswalks
- Rapid Rectangular Flashing Beacon (RRFB)
- Pedestrian Hybrid Beacon (HAWK)

Total STI budget: **\$3,930,800**

### **Transportation Related Infrastructure (TRA):**

The Transportation Related Infrastructure component is comprised of the following:

- Addition of street trees
- New street lights
- Bus stop lights

Total TRA budget: **\$700,000**

**Total AHSC Request (Loans and Grants): \$14,004,838**

## **Exhibit A - Project Scope of Work**

### **DEVELOPER SCOPE OF WORK:**

#### **Affordable Housing Development (AHD):**

Jordan Downs Area 3B LP - 97th street and Kalmia Street

A 119-unit affordable housing development that includes the following mix:

- 31 1-bedroom, 31 affordable
- 50 2-bedroom, 50 affordable
- 33 3-bedroom, 33 affordable
- 44 4-bedroom, 44 affordable
- 1-2-bedroom management unit
- Total AHD Units: 119

Total AHD budget: **\$9,000,000**

**Housing Related Infrastructure: (HRI): n/a**

#### **Programs (PGM):**

Transit Passes for residents: \$167,400

PGM Budget: \$159,887

Total PGM budget: **\$327,287.00**

## **CITY SCOPE OF WORK:**

### **Sustainable Transportation Infrastructure (STI):**

The Sustainable Transportation Infrastructure component is comprised of the following:

#### *Pedestrian improvements:*

- Sidewalk repair and replacement
- Construction or repair of ADA curb ramps
- New or and upgraded crosswalks
- Leading Pedestrian Interval

#### *Bicycle improvements:*

- Class III bike facility

Total STI budget: **\$3,932,600**

### **Transportation Related Infrastructure (TRA):**

The Transportation Related Infrastructure component is comprised of the following:

- Addition of street trees
- New and upgraded street lights
- New pedestrian lights
- Bus shelters and transit benches

Total TRA budget: **\$700,000**

**Total AHSC Request (Loans and Grants): \$13,959,887**

## **Exhibit A - Project Scope of Work**

### **DEVELOPER SCOPE OF WORK:**

#### **Affordable Housing Development (AHD):**

Locke Village - 316 N Juanita Ave

A 153-unit affordable housing development that includes the following mix:

- 148 0-bedroom, 148 affordable
- 3 2-bedroom, 3 affordable
- 1 1-bedroom management unit and 1-2-bedroom management unit
- Total AHD Units: 153

Total AHD budget: **\$20,000,000**

**Housing Related Infrastructure: (HRI): n/a**

#### **Programs (PGM):**

Transit Passes for residents: \$270,000

Local Hire Program: \$200,000

Total PGM budget: **\$470,000**

## **CITY SCOPE OF WORK:**

### **Sustainable Transportation Infrastructure (STI):**

The Sustainable Transportation Infrastructure component is comprised of the following:

#### *Pedestrian improvements:*

- Sidewalk repair and replacement
- Construction or repair of ADA curb ramps
- New or and upgraded crosswalks
- Accessible pedestrian signals
- Construction of curb extensions
- Pedestrian Refuge Island
- Leading Pedestrian Interval
- Pedestrian Hybrid Beacons (HAWK)

#### *Bicycle improvements:*

- Neighborhood Traffic Circle
- Class III bike facilities

Total STI budget: **\$8,030,000**

### **Transportation Related Infrastructure (TRA):**

The Transportation Related Infrastructure component is comprised of the following:

- Addition of street trees
- New and upgraded street lights
- Bus shelter

Total TRA budget: **\$1,500,000**

**Total AHSC Request (Loans and Grants): \$30,000,000**

## **Exhibit A - Project Scope of Work**

### **DEVELOPER SCOPE OF WORK:**

#### **Affordable Housing Development (AHD):**

Menlo Avenue Apartments - 1216 Menlo Ave

A 124-unit affordable housing development that includes the following mix:

- 24 0-bedroom, 24 affordable
- 38 1-bedroom, 38 affordable
- 31 2-bedroom, 31 affordable
- 31 3-bedroom, 31 affordable
- 1-2-bedroom management unit
- Total AHD Units: 124

Total AHD budget: **\$15,735,000**

**Housing Related Infrastructure: (HRI): n/a**

#### **Programs (PGM):**

Transit Passes for residents: \$311,400

PGM Budget: \$200,000

Total PGM budget: **\$428,600.00**

## **CITY SCOPE OF WORK:**

### **Sustainable Transportation Infrastructure (STI):**

The Sustainable Transportation Infrastructure component is comprised of the following:

#### *Pedestrian improvements:*

- Sidewalk repair and replacement
- Construction or repair of ADA curb ramps
- New or and upgraded crosswalks
- Rapid Rectangular Flashing Beacon (RRFB)
- Construction of curb extensions
- Traffic circle

Total STI budget: **\$6,058,070**

### **Transportation Related Infrastructure (TRA):**

The Transportation Related Infrastructure component is comprised of the following:

- Addition of street trees
- New and upgraded street lights
- Bus shelter

Total TRA budget: **\$1,201,930**

**Total AHSC Request (Loans and Grants): \$23,423,600**

## **Exhibit A - Project Scope of Work**

### **DEVELOPER SCOPE OF WORK:**

#### **Affordable Housing Development (AHD):**

Crocker (Umeya) Apartments - 414 Crocker St

A 175-unit affordable housing development that includes the following mix:

- 86 0-bedroom, 86 affordable
- 60 1-bedroom, 60 affordable
- 29 2-bedroom, 29 affordable
- 2 2-bedroom management units
- Total AHD Units: 175

Total AHD budget: **\$20,000,000**

**Housing Related Infrastructure: (HRI): n/a**

#### **Programs (PGM):**

Transit Passes for residents: \$178,200

PGM Budget: \$200,000

Total PGM budget: **\$378,200**

## **CITY SCOPE OF WORK:**

### **Sustainable Transportation Infrastructure (STI):**

The Sustainable Transportation Infrastructure component is comprised of the following:

#### *Pedestrian improvements:*

- Sidewalk repair and replacement
- Construction or repair of ADA curb ramps
- Construction of curb extensions
- New or and upgraded crosswalks
- Pedestrian Hybrid Beacons (HAWK)
- Leading Pedestrian Interval
- Pedestrian Warning Beacon (RRFB)

#### *Bicycle improvements:*

- Bike boxes
- Class III and Class IV bike facilities

Total STI budget: **\$8,121,800**

### **Transportation Related Infrastructure (TRA):**

The Transportation Related Infrastructure component is comprised of the following:

- Addition of street trees
- New and upgraded street lights
- Bus stop lights

Total TRA budget: **\$1,500,000**

**Total AHSC Request (Loans and Grants): \$30,000,000**

[414 Crocker-JOINT APPLICATION AGREEMENT-5-20-21]

## **Exhibit A - Project Scope of Work**

### **DEVELOPER SCOPE OF WORK:**

#### **Affordable Housing Development (AHD):**

Vista Terrace - 8134 Van Nuys Blvd

A 119-unit affordable housing development that includes the following mix:

- 31 1-bedroom, 31 affordable
- 50 2-bedroom, 50 affordable
- 33 3-bedroom, 33 affordable
- 44 4-bedroom, 44 affordable
- 1-2-bedroom management unit
- Total AHD Units: 119

Total AHD budget: **\$14,700,000**

**Housing Related Infrastructure: (HRI): n/a**

#### **Programs (PGM):**

Transit Passes for residents: \$181,800

PGM Budget: \$200,000

Total PGM budget: **\$381,800**

## **CITY SCOPE OF WORK:**

### **Sustainable Transportation Infrastructure (STI):**

The Sustainable Transportation Infrastructure component is comprised of the following:

#### *Pedestrian improvements:*

- Sidewalk repair and replacement
- Construction or repair of ADA curb ramps
- New or and upgraded crosswalks
- Accessible pedestrian signals
- Leading Pedestrian Interval

#### *Bicycle improvements:*

- Bike boxes
- Class III bike facility

Total STI budget: **\$8,383,200**

### **Transportation Related Infrastructure (TRA):**

The Transportation Related Infrastructure component is comprised of the following:

- Addition of street trees
- New and upgraded street lights
- Bus shelters

Total TRA budget: **\$1,235,000**

**Total AHSC Request (Loans and Grants): \$24,700,000**

## Attachment C – Round 6 Detailed Budgets

87 <sup>th</sup> and Western TOD						
Improvement	Type	Department	Unit	Quantity	Unit Price (w/ Escalation and Contingency)	Capital Costs
Sidewalk (includes removal and construction, 10% for driveways and 30% for curb and gutter)	STI	BOE	LF	345	\$603	\$208,035
Alley Apron	STI	BOE	EA	2	\$34,329	\$68,658
ADA Curb Ramp (BCR to ECR removal and construction, see BEO detailed estimate)	STI	BOE	EA	29	\$38,122	\$1,105,538
Neighborhood Traffic Circle	STI	DOT	EA	1	\$265,467	\$265,467
Crosswalk (upgrade to continental type with high visibility paint)	STI	DOT	EA	16	\$3,950	\$63,200
Class III Bike Route (includes pavement markings and signs on both sides of the street)	STI	DOT	FT	13,220	\$27	\$356,940
Rapid Rectangular Flashing Beacon (RRFB)	STI	DOT	EA	1	\$118,512	\$118,512
Street Light	TRA	BSL	EA	27	\$27,811	\$750,897
Pedestrian Light	TRA	BSL	EA	5	\$18,077	\$90,385
Upgrade ex. Light	TRA	BSL	EA	10	\$973	\$9,730
Bus Shelter (Designer)	TRA	BSS	EA	4	\$60,046	\$240,184
Street Tree Installation & Maintenance	TRA	UFD	EA	12	\$9,264	\$111,168
<i>Sum</i>						\$3,388,714
<i>Soft Costs</i>						\$812,905
<i>Admin Costs</i>						\$370,181
<i>Bus Purchase</i>						\$5,050,000
<b><i>Total</i></b>						<b>\$9,621,800</b>

## Grandview TOD

Improvement	Type	Department	Unit	Quantity	Unit Price (w/ Escalation and Contingency)	Capital Costs
Sidewalk (includes removal and construction, 10% for driveways and 30% for curb and gutter)	STI	BOE	LF	410	\$603	\$247,230
Alley Apron	STI	BOE	EA	1	\$34,329	\$34,329
Curb Extension (half corner or midblock)	STI	BOE	EA	2	\$158,016	\$316,032
Fire Hydrant Relocation under C.E.	STI	BOE	EA	1	\$19,910	\$19,910
ADA Curb Ramp (BCR to ECR removal and construction, see BEO detailed estimate)	STI	BOE	EA	11	\$38,122	\$419,342
Pedestrian Refuge Island	STI	DOT	EA	1	\$110,611	\$110,611
Crosswalk (upgrade to continental type with high visibility paint)	STI	DOT	EA	5	\$3,950	\$19,750
Speed Feedback Sign	STI	DOT	EA	2	\$14,221	\$28,442
Rapid Rectangular Flashing Beacon (RRFB)	STI	DOT	EA	1	\$118,512	\$118,512
Pedestrian HAWK Beacon (T-intersection)	STI	DOT	EA	1	\$158,016	\$158,016
Pedestrian HAWK Beacon (4 lane road)	STI	DOT	EA	1	\$237,024	\$237,024
Bus Stop Light	TRA	BSL	EA	4	\$67,789	\$271,156
Street Light	TRA	BSL	EA	9	\$27,811	\$250,299
Street Tree Installation & Maintenance	TRA	UFD	EA	5	\$9,264	\$46,320
					<i>Sum</i>	\$2,276,973
					<i>Soft Costs</i>	\$544,984
					<i>Admin Costs</i>	\$271,343
					<i>Bus Purchase</i>	\$1,537,500
					<i>Total</i>	\$4,630,800

### Jordan Downs Area 3B ICP

Improvement	Type	Department	Unit	Quantity	Unit Price (w/ Escalation and Contingency)	Capital Costs
Sidewalk (includes removal and construction, 10% for driveways and 30% for curb and gutter)	STI	BOE	LF	153	\$603	\$92,259
ADA Curb Ramp (BCR to ECR removal and construction, see BEO detailed estimate)	STI	BOE	EA	34	\$38,122	\$1,296,148
Crosswalk (upgrade to continental type with high visibility paint)	STI	DOT	EA	12	\$3,950	\$47,400
Class III Bike Route (includes pavement markings and signs on both sides of the street)	STI	DOT	FT	6,120	\$27	\$165,240
Leading Pedestrian Interval	STI	DOT	EA	1	\$34,034	\$34,034
Speed Feedback Sign	STI	DOT	EA	2	\$14,221	\$28,442
Street Light	TRA	BSL	EA	1	\$27,811	\$27,811
Pedestrian Light	TRA	BSL	EA	13	\$18,077	\$235,001
Upgrade ex. Light	TRA	BSL	EA	8	\$973	\$7,784
Transit Bench	TRA	BSS	EA	3	\$2,370	\$7,110
Bus Shelter (Designer)	TRA	BSS	EA	4	\$60,046	\$240,184
Street Tree Installation & Maintenance	TRA	UFD	EA	3	\$9,264	\$27,792
Street Tree Removal & Replacement	TRA	UFD	EA	1	\$18,962	\$18,962
					<i>Sum</i>	\$2,228,167
					<i>Soft Costs</i>	\$569,486
					<i>Admin Costs</i>	\$234,947
					<i>Bus Purchase</i>	\$1,600,000
					<i>Total</i>	\$4,632,600

## Locke Village TOD

Improvement	Type	Department	Unit	Quantity	Unit Price (w/ Escalation and Contingency)	Capital Costs
Sidewalk (includes removal and construction, 10% for driveways and 30% for curb and gutter)	STI	BOE	LF	316	\$603	\$190,548
Alley Apron	STI	BOE	EA	2	\$34,329	\$68,658
Curb Extension (full corner)	STI	BOE	EA	4	\$237,024	\$948,096
Curb Extension (half corner) at Signalized Intersection (APS Included)	STI	BOE	EA	3	\$181,718	\$545,154
Curb Extension (full corner) at Signalized Intersection (APS Included)	STI	BOE	EA	2	\$260,726	\$521,452
Fire Hydrant Relocation under C.E.	STI	BOE	EA	2	\$19,910	\$39,820
Street Light Relocation under C.E.	STI	BOE	EA	2	\$11,124	\$22,248
ADA Curb Ramp (BCR to ECR removal and construction, see BEO detailed estimate)	STI	BOE	EA	29	\$38,122	\$1,105,538
Pedestrian Refuge Island	STI	DOT	EA	3	\$110,611	\$331,833
Neighborhood Traffic Circle	STI	DOT	EA	1	\$265,467	\$265,467
Crosswalk (upgrade to continental type with high visibility paint)	STI	DOT	EA	9	\$3,950	\$35,550
Class III Bike Route (includes pavement markings and signs on both sides of the street)	STI	DOT	FT	6,540	\$27	\$176,580
Class II Bike Lanes (with or without buffer on both sides of the street)	STI	DOT	FT	280	\$15	\$4,200
Leading Pedestrian Interval	STI	DOT	EA	2	\$34,034	\$68,068
Speed Feedback Sign	STI	DOT	EA	4	\$14,221	\$56,884
Pedestrian HAWK Beacon (4 lane road)	STI	DOT	EA	1	\$237,024	\$237,024

Accessible Pedestrian Signal	STI	DOT	EA	1	\$20,542	\$20,542
Street Light	TRA	BSL	EA	31	\$27,811	\$862,141
Pedestrian Light	TRA	BSL	EA	3	\$18,077	\$54,231
Upgrade existing Lighting	TRA	BSL	EA	16	\$973	\$15,568
Bus Shelter (Designer)	TRA	BSS	EA	1	\$60,046	\$60,046
Street Tree Installation & Maintenance	TRA	UFD	EA	23	\$9,264	\$213,072
<i>Sum</i>						\$5,842,720
<i>Soft Costs</i>						\$1,371,664
<i>Admin Costs</i>						\$778,116
<i>Bus Purchase</i>						\$1,537,500
<i>Total</i>						\$9,530,000

<b>Menlo Ave Apartments ICP</b>						
Improvement	Type	Department	Unit	Quantity	Unit Price (w/ Escalation and Contingency)	Capital Costs
Sidewalk (includes removal and construction, 10% for driveways and 30% for curb and gutter)	STI	BOE	LF	144	\$603	\$86,832
Curb Extension (half corner or midblock)	STI	BOE	EA	1	\$158,016	\$158,016
Fire Hydrant Relocation under C.E.	STI	BOE	EA	1	\$19,910	\$19,910
Street Light Relocation under C.E.	STI	BOE	EA	4	\$11,124	\$44,496
Curb Extension (full corner)	STI	BOE	EA	5	\$237,024	\$1,185,120
ADA Curb Ramp (BCR to ECR removal and construction, see BEO detailed estimate)	STI	BOE	EA	26	\$38,122	\$991,172
Neighborhood Traffic Circle	STI	DOT	EA	1	\$265,467	\$265,467
Crosswalk (upgrade to continental type with high visibility paint)	STI	DOT	EA	6	\$3,950	\$23,700
Leading Pedestrian Interval	STI	DOT	EA	5	\$34,034	\$170,170

Speed Feedback Sign	STI	DOT	EA	2	\$14,221	\$28,442
Rapid Rectangular Flashing Beacon (RRFB)	STI	DOT	EA	2	\$118,512	\$237,024
Street Light	TRA	BSL	EA	12	\$27,811	\$333,732
Pedestrian Light	TRA	BSL	EA	14	\$18,077	\$253,078
Upgrade existing Lighting	TRA	BSL	EA	23	\$973	\$22,379
Bus Shelter (Designer)	TRA	BSS	EA	5	\$60,046	\$300,230
Street Tree Installation & Maintenance	TRA	UFD	EA	6	\$9,264	\$55,584
<i>Sum</i>						\$4,175,352
<i>Soft Costs</i>						\$1,104,058
<i>Admin Costs</i>						\$443,090
<i>Bus Purchase</i>						\$1,537,500
<i>Total</i>						\$7,260,000

<b>Umeya Apartments TOD</b>						
Improvement	Type	Department	Unit	Quantity	Unit Price (w/ Escalation and Contingency)	Capital Costs
Sidewalk (includes removal and construction, 10% for driveways and 30% for curb and gutter)	STI	BOE	LF	357	\$603	\$215,271
Alley Apron	STI	BOE	EA	3	\$34,329	\$102,987
Curb Extension (half corner or midblock)	STI	BOE	EA	1	\$158,016	\$158,016
Curb Extension (full corner)	STI	BOE	EA	1	\$237,024	\$237,024
Fire Hydrant Relocation under C.E.	STI	BOE	EA	1	\$19,910	\$19,910
Street Light Relocation under C.E.	STI	BOE	EA	1	\$11,124	\$11,124
ADA Curb Ramp (BCR to ECR removal and construction, see BEO detailed estimate)	STI	BOE	EA	12	\$38,122	\$457,464
7th St Transit Platform/Corner Islands	STI	BOE	LF	1,740	\$630	\$1,096,200

7th St Protected Bike Lane with Landscape	STI	BOE	LF	1,740	\$297	\$516,780
7th St Signing	STI	BOE	LF	1,740	\$66	\$114,840
7th St Traffic Signal Modifications	STI	BOE	LF	1,740	\$175	\$304,500
Crosswalk (upgrade to continental type with high visibility paint)	STI	DOT	EA	7	\$3,950	\$27,650
Class III Bike Route (includes pavement markings and signs on both sides of the street)	STI	DOT	FT	1,840	\$27	\$49,680
Bike Box	STI	DOT	EA	2	\$790	\$1580
Leading Pedestrian Interval	STI	DOT	EA	2	\$34,034	\$68,068
Rapid Rectangular Flashing Beacon (RRFB)	STI	DOT	EA	1	\$118,512	\$118,512
Pedestrian HAWK Beacon (T-intersection)	STI	DOT	EA	1	\$158,016	\$158,016
Pedestrian HAWK Beacon (4 lane road)	STI	DOT	EA	2	\$237,024	\$474,048
Bus Stop Lighting	TRA	BSL	EA	9	\$67,789	\$610,101
Street Light	TRA	BSL	EA	7	\$27,811	\$194,677
Upgrade ex. Light	TRA	BSL	EA	34	\$973	\$33,082
7th St Bus Pad	TRA	BOE	EA	2	\$101,647	\$203,294
Street Tree Installation & Maintenance	TRA	UFD	EA	18	\$9,264	\$166,752
					<i>Sum</i>	\$5,339,576
					<i>Soft Costs</i>	\$1,440,011
					<i>Admin Costs</i>	\$700,603
					<i>Bus Purchase</i>	\$1,537,500
					<i>Total Award</i>	\$9,488,600

## Vista Terrace ICP

Improvement	Type	Department	Unit	Quantity	Unit Price (w/ Escalation and Contingency)	Capital Costs
Sidewalk (includes removal and construction, 10% for driveways and 30% for curb and gutter)	STI	BOE	LF	309	\$603	\$186,327
Alley Apron	STI	BOE	EA	3	\$34,329	\$102,987
Curb Extension (half corner or midblock)	STI	BOE	EA	4	\$158,016	\$632,064
ADA Curb Ramp (BCR to ECR removal and construction, see BEO detailed estimate)	STI	BOE	EA	30	\$38,122	\$1,143,660
Crosswalk (upgrade to continental type with high visibility paint)	STI	DOT	EA	12	\$3,950	\$47,400
Class III Bike Route (includes pavement markings and signs on both sides of the street)	STI	DOT	FT	4,570	\$27	\$123,390
Bike Box	STI	DOT	EA	2	\$790	\$1,580
Leading Pedestrian Interval	STI	DOT	EA	3	\$34,034	\$102,102
Accessible Pedestrian Signal	STI	DOT	EA	2	\$20,542	\$41,084
Bus Pad	TRA	DOT	EA	2	\$79,008	\$158,016
Street Light	TRA	BSL	EA	11	\$27,811	\$305,921
Upgrade ex. Light	TRA	BSL	EA	13	\$973	\$12,649
Bus Shelter (Designer)	TRA	BSS	EA	5	\$60,046	\$300,230
Street Tree Installation & Maintenance	TRA	UFD	EA	23	\$9,264	\$213,072
					<i>Sum</i>	\$3,370,482
					<i>Soft Costs</i>	\$837,010
					<i>Admin Costs</i>	\$360,708
					<i>Bus Purchase</i>	\$5,050,000
					<i>Total</i>	\$9,618,200